

CERTIFICATE OF SURVEY WABEDO TOWNSHIP CASS COUNTY, MINNESOTA

SURVEYOR'S NOTES

- This survey was performed, and the survey map prepared, without benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information (if any) shown hereon is based on information provided by the client. Research of documents affecting title to the property surveyed or adjoining properties has been limited to a cursory review of record information and it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.
- Only utility lines and structures observed during the course of the field survey of this site are shown on this map. The surveyor does not guarantee that there are no other utility lines and structures, active or abandoned, on or adjacent to the subject property.
- Field work was completed on December 12th, 2017.
- The field survey on which this map is based was performed when snow was covering all or part of the subject property. There could be improvements on the site, or encroachments onto or from the site, observable under other conditions but hidden by snow on the date of this survey.
- Orientation of the bearing system used for this survey is based on the north line of Government 2, Section 32, T140N, R28W, which is assumed to bear N 89°50'00".
- Vertical Benchmark - Minnesota DNR Benchmark Located at public access of Wabedo Lake. Elevation=1133.33(NVD029).
- Total area of parcel above Ordinary high water = 17,246 Sq. Ft. (12.8N).
Total Impervious area = 2,110 Sq. Ft. (12.8N).

EXISTING LEGAL DESCRIPTION

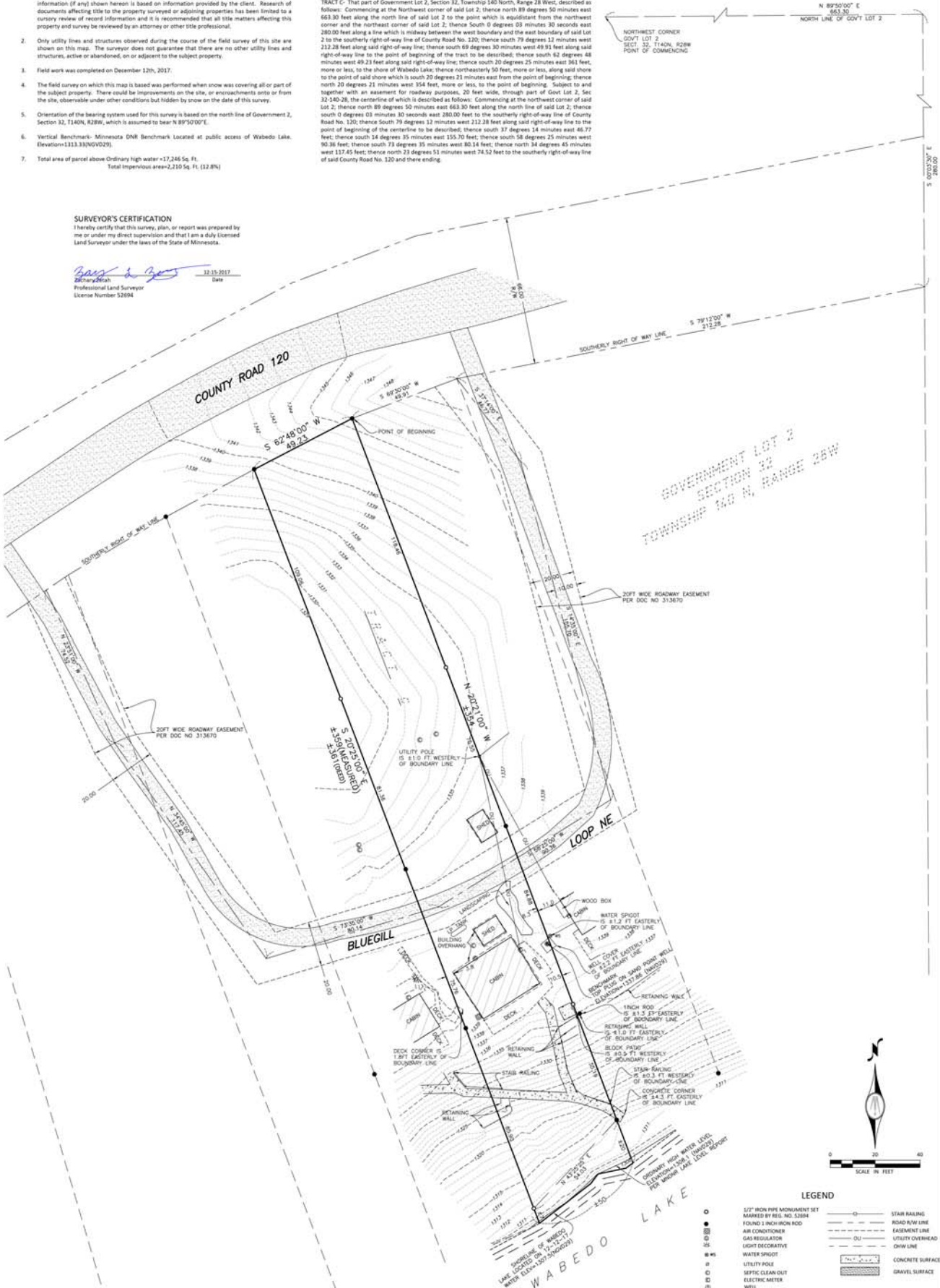
(Per Document No. 313670)

TRACT C: That part of Government Lot 2, Section 32, Township 140 North, Range 28 West, described as follows: Commencing at the northwest corner of said Lot 2; thence North 89 degrees 50 minutes east 663.30 feet along the north line of said Lot 2 to the point which is equidistant from the northwest corner and the northeast corner of said Lot 2; thence South 0 degrees 03 minutes 30 seconds east 280.00 feet along a line which is midway between the west boundary and the east boundary of said Lot 2 to the southerly right-of-way line of County Road No. 120; thence South 79 degrees 12 minutes east 212.28 feet along said right-of-way line; thence South 69 degrees 30 minutes west 49.95 feet along said right-of-way line to the point of beginning of the tract to be described; thence South 62 degrees 48 minutes west 49.23 feet along said right-of-way line; thence South 20 degrees 25 minutes east 382 feet, more or less, to the shore of Wabedo Lake; thence northeasterly 50 feet, more or less, along said shore to the point of said shore which is South 20 degrees 23 minutes east from the point of beginning; thence North 20 degrees 21 minutes west 254 feet, more or less, to the point of beginning. Subject to and together with an easement for roadway purposes, 20 feet wide, through part of Govt Lot 2, Sec 32-140-28, the centerline of which is described as follows: Commencing at the northwest corner of said Lot 2; thence North 89 degrees 50 minutes east 663.30 feet along the north line of said Lot 2; thence South 0 degrees 03 minutes 30 seconds east 280.00 feet to the southerly right-of-way line of County Road No. 120; thence South 79 degrees 12 minutes west 212.28 feet along said right-of-way line to the point of beginning of the centerline to be described; thence South 37 degrees 14 minutes east 46.77 feet; thence South 14 degrees 35 minutes west 155.70 feet; thence South 58 degrees 25 minutes west 90.36 feet; thence South 73 degrees 35 minutes west 80.14 feet; thence North 34 degrees 45 minutes west 117.45 feet; thence North 23 degrees 53 minutes west 74.52 feet to the southerly right-of-way line of said County Road No. 120 and there ending.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Garrett J. Bissell 12-10-2017
Date
Garrett J. Bissell
Professional Land Surveyor
License Number 52694



CERTIFICATE OF SURVEY
WABEDO TOWNSHIP, MINNESOTA

BOLTON & MENK

7656 DESIGN ROAD, SUITE 300
BAXTER, MINNESOTA 56455
(218) 825-0684

PART OF GOVT LOT 2
SECTION 32
TOWNSHIP 140 N, RANGE 28 W
CASS COUNTY, MINNESOTA
FOR: EZRA BISSON

CONTRACT NUMBER: B1115529 FIELD BOOK: BAXTERS DRAWN BY: ZJZ